

**44 Leslie Street, South Launceston, Tas 7249**

**House For Sale**

Saturday, 30 March 2024



44 Leslie Street, South Launceston, Tas 7249

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 344 m2**

**Type: House**



Ananda & Kate

0363431329

## Best Offer Over \$485,000

Nestled within the serene neighbourhood of South Launceston, 44 Leslie Street exudes charm and character that is sure to capture the hearts of investors and first-time buyers alike. This enchanting three-bedroom weatherboard cottage boasts spacious rooms accentuated by high ceilings, creating an inviting atmosphere of timeless elegance. As you approach the property, you are greeted by lovely street appeal, hinting at the history and personality within. The home's interior is equally delightful, featuring a harmonious blend of classic details and modern updates. The kitchen and bathroom have been tastefully renovated, offering a contemporary touch while maintaining the property's unique allure. The property has recently had wiring and plumbing updates, insuring minimal maintenance for the new owner. Comfort is paramount, with two reverse cycle units ensuring the Tasmanian seasons are kept at bay, providing a cozy retreat year-round. Each of the three bedrooms are generously sized, promising ample space for relaxation. Situated in a highly sought-after suburb, this cottage is advantageously positioned close to the hospital, enhancing its appeal to a diverse range of potential buyers. The substantial, low-maintenance backyard offers a blank canvas ready to be transformed into a private and tranquil entertainment space or garden haven perfect for leisurely days. Located on a peaceful street, this property presents an exceptional opportunity. Whether you're looking to step onto the property ladder or expand your investment portfolio, 44 Leslie Street is a gem that promises to be a wise acquisition with its blend of charm, convenience, and potential. Council Rates: \$416 p/q approx. Water rates: \$300 p/q approx. Land size: 344m<sup>2</sup> approx. Building size: 88m<sup>2</sup> approx. Rental estimate: \$460-\$490 per week approx. Key2 Property have obtained all information in the document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.